



**VILLAGE OF WESTMONT
PLANNING AND ZONING COMMISSION
AGENDA ITEM**

P/Z 12-030

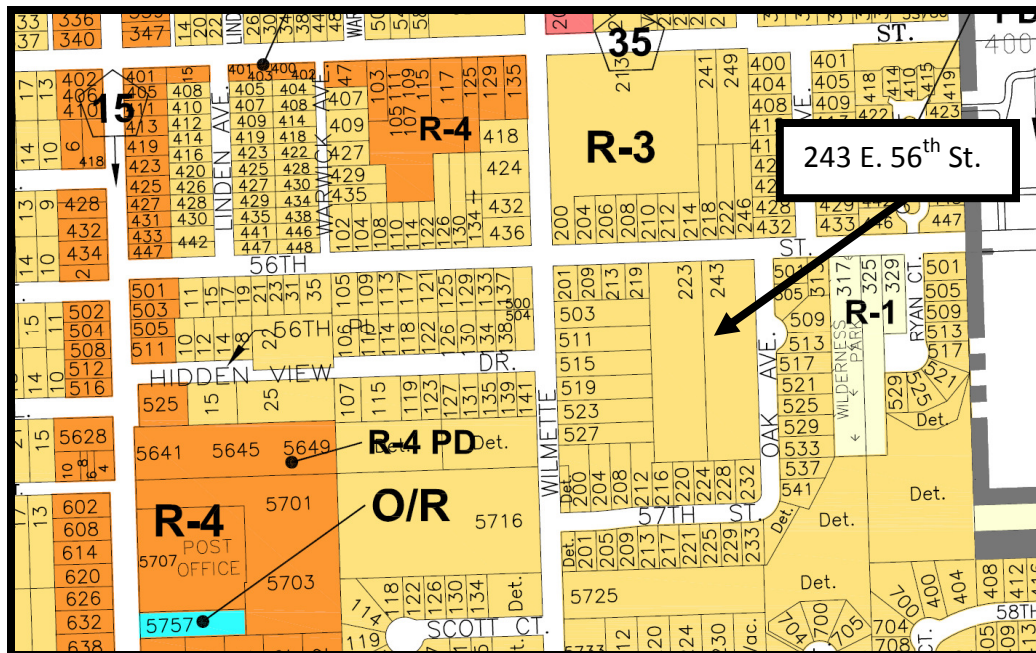
MEETING DATE: September 12, 2012

TITLE: Paul McNaughton of McNaughton Development, Inc. regarding the property located at 243 East 56th Street, Westmont, IL 60559 for the following:

- (A) Preliminary Plat of Subdivision request to split one lot into eight buildable lots in the R-3 Single Family Detached Residence District.

BACKGROUND OF ITEM

The subject property is located east of Wilmette Avenue, at the southwest corner of Oak Avenue and East 56th Street. It is known as the east half of Lot 35 in Brangar Brothers 56th Street Farms subdivision, which was recorded on March 22, 1920.



The petitioner wishes to subdivide the existing 165'x 629' lot (2.4 acres) into nine lots of record for the purpose of constructing eight new single family homes and a stormwater management area.

ZONING ANALYSIS

The proposed subdivision is located in the R-3 Single Family Detached Residence District. Eventually, single family homes would be built on each lot. The majority of the proposed lots would measure 62'x 165' each for a lot area of 10,257 square feet.

Appendix "A" Section 6.04- Bulk and Development Standards in R-3 Single Family District

	Lot Area (min.)	Lot Width (min.)	Front Yard Setback (min.)	Interior Yard Setback (min.)	Rear Yard Setback (min.)
Required	7,800	60'	35'	6' min per side/20% lot width in aggregate (12.4' total)	20% of lot depth (28.5')
Proposed	10,257	62'	To be confirmed during permitting.	To be confirmed during permitting.	To be confirmed during permitting.

As proposed, the new lots would meet bulk regulations of the R-3 Single Family Detached Residence District. Most of the lots would measure approximately 10,257 (one of the lots would measure 14,026) square feet. Under the current 35% maximum allowable lot coverage requirement, 3,590 square feet of impervious surface coverage could be constructed on each lot.

Details pertaining to bulk regulations would be confirmed at the time that building and engineering permits are submitted.

ENGINEERING COMMENTS

Engineering Synopsis

Planning Engineer Nicoll's comments are attached for your review. Revisions will be coordinated through the permit submittal.

Engineering comments note that the existing wetlands will be monitored to ensure they will not be negatively impacted. Verification of elevations of the homes across Oak Avenue has been requested because the new homes appear to be 1.5 feet higher than the existing homes.

The applicant has requested to pay a fee-in-lieu for the 56th Street improvements (widen street, add curb and gutter, provide storm sewers, bury the ditch), and that request will be reviewed by the Village Board.

Landscaping Synopsis

Landscape Architect Bob Fleck's comments are attached for your information. The applicant has provided a revised landscaping plan since those comments were received and Bob Fleck will be reviewing the revised plans for conformance.

Fire Safety Synopsis

Fire Marshal Doug Daniels's comments are attached for your information. The Fire Department does not have any issues with the subdivision, and requested to use the existing structures for training prior to demolition.

Public Works Synopsis

Noriel Noriega's comments are attached for your information. Public Works noted that full street improvements would be required on 56th Street. The applicant is requesting a fee-in-lieu for those improvements, which will be reviewed by the Village Board.

SUMMARY

The applicant seeks approval of a request to subdivide the subject property from one lot into nine for the purpose of building eight new single family residential homes. The ninth lot would be utilized for stormwater management. The newly proposed lots meet the zoning ordinance bulk regulations.

DOCUMENTS ATTACHED

1. Application for public hearing dated August 10, 2012.
2. Publication notice published in the August 29, 2012 edition of the Westmont Progress.
3. Staff Reviews
 - a. Planning Engineer Nicoll, dated August 30, 2012.
 - b. Landscape Architect Fleck, dated August 24, 2012
 - c. Fire Marshal Daniels, dated August 22, 2012
 - d. Public Works Supervisor Noriega, dated August 20, 2012
4. Plat of survey prepared by DesignTek Engineering, Inc., dated July 10, 2012.
5. Preliminary Engineering Plans prepared by DesignTek Engineering, Inc., dated September 6, 2012.
 - a. Cover sheet
 - b. Preliminary plat
 - c. Preliminary engineering and tree planting plan
 - d. Tree preservation and removal plan